106.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,796,800	/	1,796,800
USE VALUE:	1,796,800	/	1,796,800
ASSESSED:	1,796,800	/	1,796,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARBOUX YVES-PIERRE
Owner 2:	PATTERSON TRACY
Owner 3:	
Street 1:	140 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	G K DEVELOPMENT CORP -
Owner 2:	-
Street 1:	29 MAIN ST
Twn/City:	SHERBORN
St/Prov:	MA Cntry:
Postal:	01770

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Copm. Clap Exterior and 3712 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9010.000	1,072,000		724,800	1,796,800
Total Card	0.207	1,072,000		724,800	1,796,800
Total Parcel	0.207	1,072,000		724,800	1,796,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.05 | /Parcel: 484.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

68045

GIS Ref

GIS Ref

Insp Date

10/27/18

!8383!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,072,000	0	9,010.	724,800	1,796,800		Year end	12/23/2021
2021	101	FV	1,040,300	0	9,010.	724,800	1,765,100		Year End Roll	12/10/2020
2020	101	FV	1,040,800	0	9,010.	724,800	1,765,600	1,765,600	Year End Roll	12/18/2019
2019	101	FV	800,400	0	9,010.	724,800	1,525,200	1,525,200	Year End Roll	1/3/2019
2018	101	FV	800,400	0	9,010.	621,300	1,421,700	1,421,700	Year End Roll	12/20/2017
2017	101	FV	800,400	0	9,010.	579,900	1,380,300	1,380,300	Year End Roll	1/3/2017
2016	101	FV	800,400	0	9,010.	497,000	1,297,400	1,297,400	Year End	1/4/2016
2015	101	FV	784,700	0	9,010.	445,200	1,229,900	1,229,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:14:15

LAST REV

Date	Time
02/19/19	11:51:40
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
G K DEVELOPMENT	1358-132		8/27/2008		1,275,000	No	No		
LOMBARDI KEITH	1334-94		3/15/2007	Change>Sale	460,000	No	No		
SAUNDERS FRANCE	1330-94		12/8/2006	Sub Sale	900,000	No	No		
	792-29		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	68045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2008	754	Add Bath	5,000			G9	GR FY09	
1/31/2008	95	New Buil	250,000			G9	GR FY09	NEW SF COLONIAL
5/8/2007	315	Demoliti	15,000			G8	GR FY08	demo house

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	BS	Barbara S
9/21/2018	MEAS&NOTICE	BS	Barbara S
2/21/2009	Meas/Inspect	345	PATRIOT
7/28/2008	Permit Visit	BR	B Rossignol
4/16/2007	MLS	MM	Mary M
10/26/1999	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9010		Sq. Ft.	Site		0	70.	1.15	4			Golf co	50					724,816						724,800	

Total AC/HA:	0.20684	Total SF/SM:	9010	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 724,816	Spl Credit	Total: 724,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	AG - AV+		

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93286633
Const Adj.:	1.02889705
Adj $ / SQ:	124.777
Other Features:	141744
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1082825
Depreciation:	10828
Depreciated Total:	1071997

COMMENTS

FORMER 1 OLDHAM RD BEFOR SUBDIV. OF= 2ND SINK & SHOWER IN MBATH, 2ND SINK IN F BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

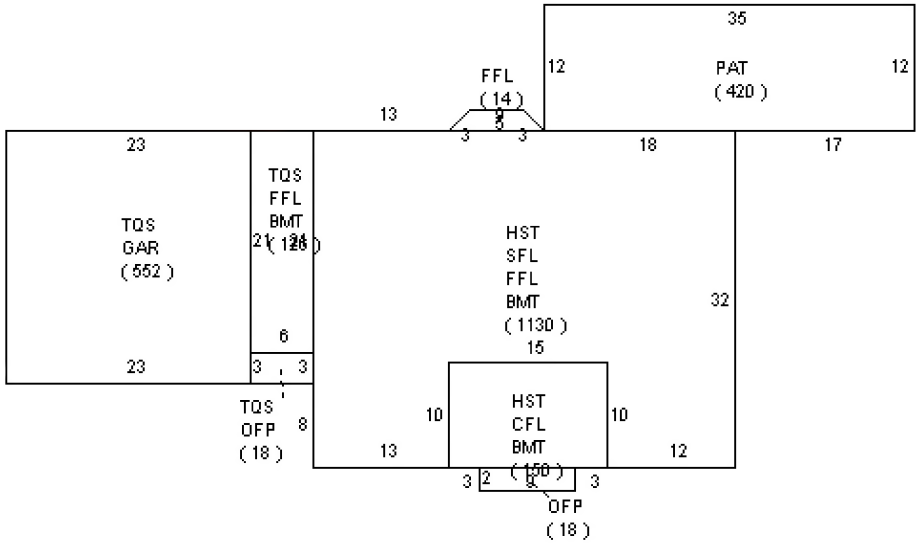
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.89
Special Features:	0	Val/Su Net:	174.99
Final Total:	1072000	Val/Su SzAd	288.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,406	37.430	52,631
FFL	First Floor	1,270	124.780	158,467
SFL	Second Floor	1,130	124.780	140,998
HST	Half Story	640	124.780	79,857
GAR	Garage	552	20.090	11,092
TQS	3/4 Story	522	124.780	65,134
PAT	Patio	420	3.230	1,358
CFL	Cathflr	150	131.020	19,652
	Net Sketched Area:	6,126	Total:	530,819
Size Ad	3712	Gross Area	6940	FinArea 3712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	